

## Ground Floor Apartment for sale in Estepona, Estepona

1,100,000 €

Reference: R4846945 Bedrooms: 2 Bathrooms: 2 Plot Size: 53m<sup>2</sup> Build Size: 100m<sup>2</sup> Terrace: 42m<sup>2</sup>



## Costa del Sol, Estepona

### NEW GOLDEN MILE, ESTEPONA ... BEACH FRONT RESORT, ELEVATED GROUND FLOOR WITH PARTIAL SEA VIEWS

Built in 2023, this unique 2-bedroom, 2-bathroom apartment includes 1 parking space and a storage room and is available for sale or rent.

Located in an exclusive beachfront residential development on the New Golden Mile in Estepona, the property is just 12 minutes by car from Puerto Banús and 7 minutes from Estepona's town center. It offers direct access to the beautiful promenade, beach, and the famous Chiringuito Torre Velerín.

The apartment is spacious and filled with natural light. From the moment you step inside, you'll feel a sense of happiness. The open-plan kitchen, featuring high-end materials and appliances, is perfect for preparing your favorite meals while enjoying partial sea views. The living room offers seamless access to the large, south-facing terrace and garden, which provide direct access to the communal areas. The two well-appointed bedrooms include a primary suite with a modern walk-in wardrobe and a spacious bathroom. The property is tastefully furnished, and if you wish to purchase it as-is, the existing furniture can be negotiated separately.

Situated on the Mediterranean waterfront, this exclusive community consists of only 38 high-end properties and offers a range of on-site amenities. Built to the highest standards with a timeless, modern design, the development features a neutral color palette and high-quality materials throughout. Continuous flooring and sliding floor-to-ceiling windows create a seamless indoor-outdoor flow.

Residents benefit from underground parking with a private space, additional guest parking, 24-hour security, designer gardens with water features, and direct beach access. There's also a year-round outdoor heated infinity pool, a children's pool, a heated Jacuzzi, and a sun terrace with loungers and oversized chill-out beds—all boasting stunning sea views.

The development also includes a barbecue pavilion near the pool area, perfect for outdoor dining. For those who embrace the Mediterranean lifestyle, there are tennis and paddle tennis courts, as well as an open-air cardio gym overlooking the sea. For families, a children's playground is also part of the resort's amenities.

Note: For rentals, the storage room is not included.

## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Utility Room  
Tennis Court  
Paddle Tennis

### Views

Sea  
Garden

### Pool

Communal  
Heated  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools  
Beachfront  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Investment  
Resale  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground